

*How can we*

**SAVE ENERGY**  
**in rental housing?**

# Rental Energy Efficiency Forum

hosted by Columbia/Boone County  
Environment & Energy Commission

Tuesday, November 29  
7-9p

# Agenda

- Call to order
- Introduction of meeting purpose and speakers
- Overview of topic and current state of affairs
- Breakout discussions
- Break
- Big themes and next steps
- Adjourn

# Ground rules

- Everyone participate, no one dominate
- Share the airtime
- Success depends on participation
- Listen to understand
- One speaker at a time
- Disagree without being disagreeable
- Critique ideas, not people

# Role of facilitator

- Keeps conversation moving forward
- Keep group on topic
- Ensure every voice is heard
- Is neutral





Randy Cole  
Housing Programs Supervisor

City of Columbia  
Community Development Department

# Lower Income Households

80% Area Median Income	
Household Size	Income Limit
1-person	\$39,000
2-person	\$44,600
3-person	\$50,150
4-person	\$55,700



# Energy Burden

- Definition: Ratio of energy expenditures to household income.

Energy Burden by Household Income	
Household	Energy Burden
Low-Income	7.2%
Non-Low-Income	2.3%

# Affordable Housing Definition

- In general, housing for which the occupant(s) is/are paying no more than 30% of income for gross housing costs, including utilities.



# Housing Cost Burdened

- Renters spending 30% or more of income on housing costs.  
57%, or 12,164 households
- Renters spending 50% or more:  
33%, or over 7,500 households.





# Columbia Water and Light Terminations

- Approximately 4,300 customer disconnections last year due to non-payment.

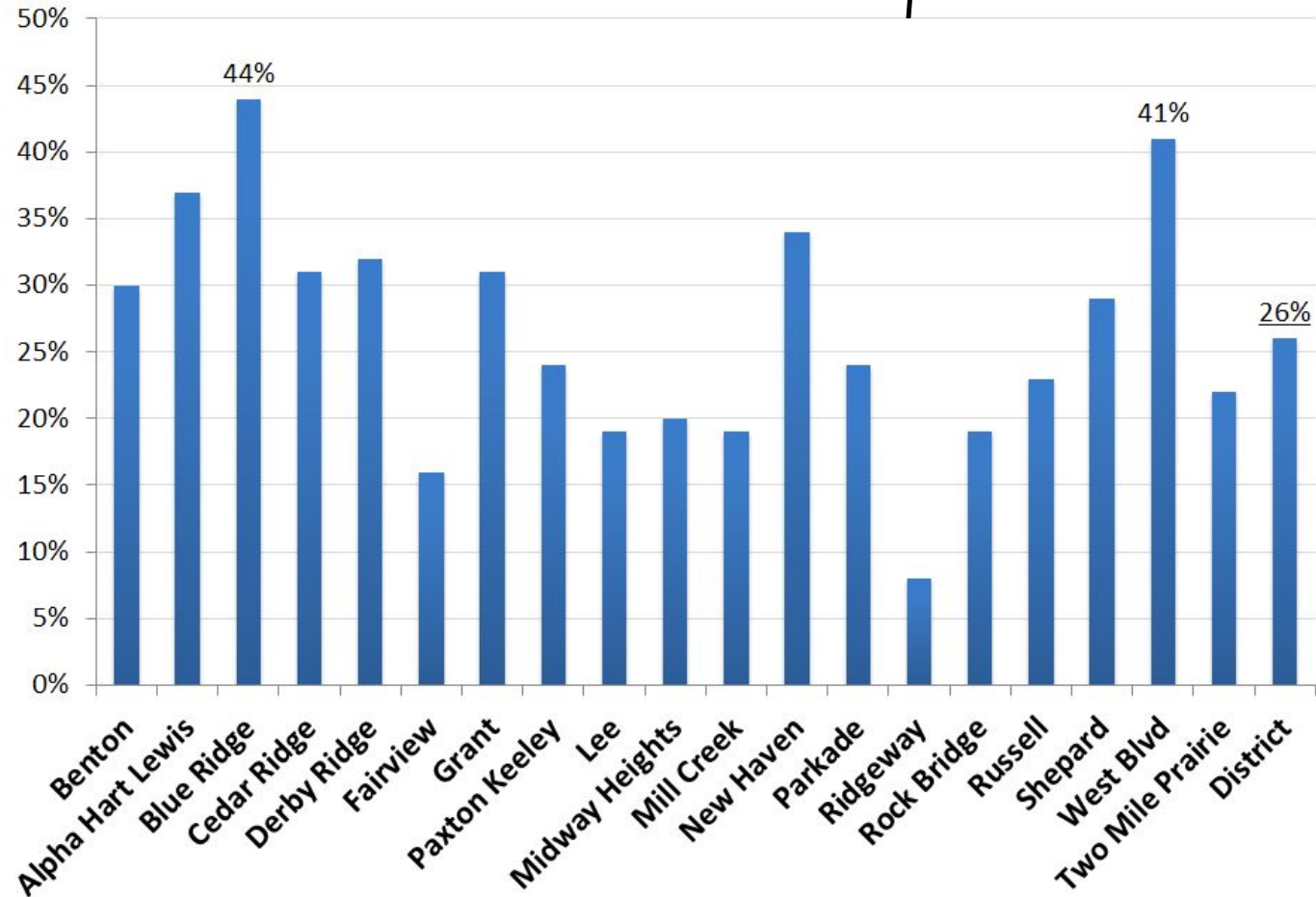


# Why is Affordable Housing Important

- Stabilizes households, neighborhoods and communities.



# Columbia Public Schools Mobility Rate



# Hopes for Event

- Greater understanding of magnitude of challenges.
- Ideas on solutions from a variety of stakeholders.
- Consensus on how to make additional progress.





# DJ Dometorch Member

Columbia Apartment Association

# Powerful Partnership



Terry Freeman  
Residential Energy Services Supervisor

# Free Energy Audit

Available to all Columbia Water & Light business or residential customers. Rental or owner-occupied

- Review electric and water consumption history
- Interior and exterior onsite evaluation
- Review of weatherization materials that will work best for your particular needs
- Lifestyle strategies to lower your usage
- Equipment energy use assessment and pay back periods for replacements

Online or telephone sign-up.



**ColumbiaPowerPartners.com • 573-874-7325**

# Rental Property Owners



Do you want to get paid rebates to improve your rental property?  
Do you want to have comfortable, happy tenants with less turnover?  
Do you want to increase the long-term property value of your rental property?

## Home Performance with Energy Star can help.

Create a competitive edge in the rental market by making your rental units more energy efficient. You can earn up to \$1,200 in rebates for making the improvements.

**ColumbiaPowerPartners.com • 573-874-7325**





# Home Performance with Energy Star

Qualifying Improvement	Home Performance with Energy Star \$1,200 maximum
New AC/heat pump	\$200 (plus up to \$1,600 offered separately)
New windows and doors	\$100/opening, 5 openings max
Whole house air sealing	Up to \$420
Ductwork sealing	Up to \$300
Adding insulation	Up to \$500



# Home Performance Loan 1 to 5% interest

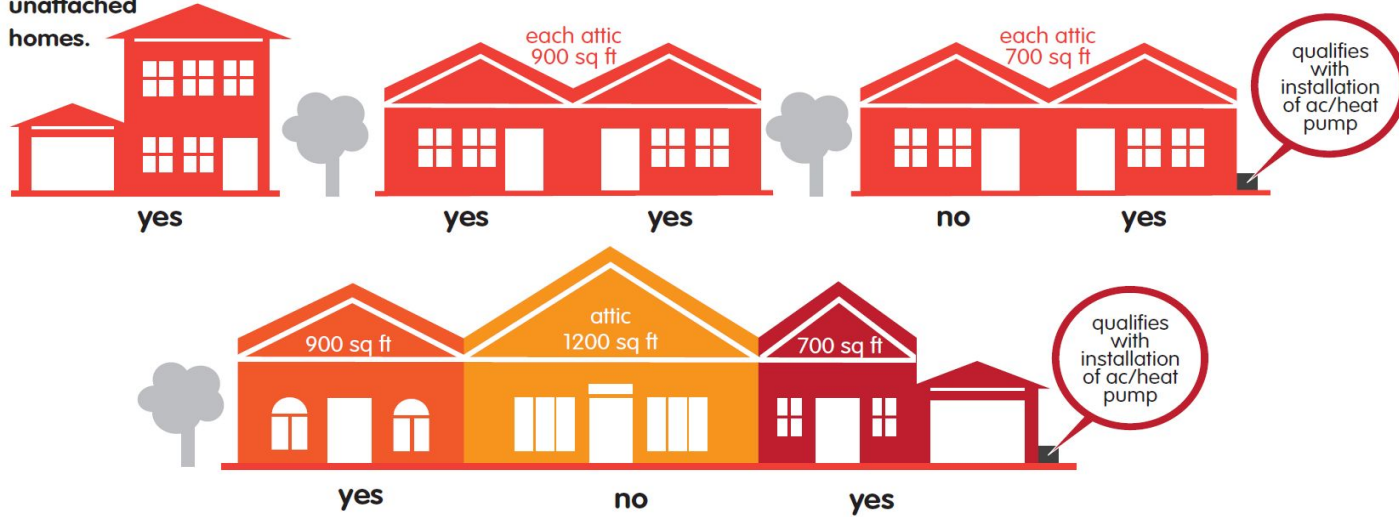
## \$15,000 up to 10 year

1. Insulation
2. HVAC
3. Doors, windows
4. Air sealing
5. Duct sealing



## What rental properties qualify?

Single family  
unattached  
homes.



Rental properties can be in Columbia Water & Light's electric service area or in Boone Electric's service area.



HOME PERFORMANCE WITH  
**ENERGY STAR**





Dan York  
Utilities, State, and Local  
Policy Program Fellow

American Council for an Energy Efficient Economy  
(ACEEE)

# Energy Efficiency Programs for Rental Housing: Challenges, Barriers, and Best Practices



# American Council for an Energy-Efficient Economy (ACEEE)

The American Council for an Energy-Efficient Economy (ACEEE), a nonprofit, 501(c)(3) organization, acts as a catalyst to advance energy efficiency policies, programs, technologies, investments, and behaviors.

ACEEE was established in 1980 and we currently have about 50 staff addressing a wide variety of research and program areas.





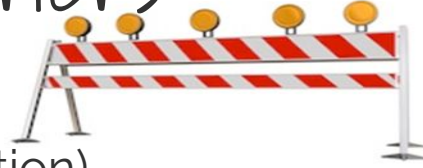
# The Untapped Energy Savings in Rental Properties: Single and Multifamily Buildings

## Barriers Faced By Building Owners:

- Split incentives
- Energy efficiency competes for investment dollars with numerous other property and operations needs
- Financing may be needed for large projects
- Unpredictable payoff
- Confusion about available programs & incentives
- Timing of incentive payments from programs
- Data access vs. privacy



# Why underserved? More barriers



- High tenant turn-over (highly mobile population).
- Program cost-effectiveness: difficulties serving rental housing markets can result in high delivery costs relative to energy savings.
- Integrated natural gas/electric programs are clearly needed, but can be difficult to create, implement and manage due to regulatory and institutional barriers.
- Reaching the market: The market and projects are complex---especially affordable housing segment. Typically multiple parties involved for major projects—funding, scheduling and coordination are challenging.



# Realizing the Potential for Energy Savings

Successful multifamily retrofit programs help to overcome these barriers by providing:

- technical assistance
- financing
- qualified contractors
- financial incentives

Program models for single-family housing largely will be “home performance” programs---comprehensive retrofits and weatherization



# Collaborative Program Models



## **Utilities can offer:**

- Financial incentives
- Audits
- Technical assistance
- Quality assurance
- Financing
- EM&V

## **Housing finance agencies can offer:**

- Program design assistance
- A pipeline of projects
- Building owner engagement
- Additional financing to leverage program dollars

## **Community development and housing organizations can**

- Advocate for residents
- Provide jobs
- Facilitate projects
- Leverage additional financing

## **Multifamily buildings industry (owners, managers, contractors) can**

- Increase outreach and awareness
- Serve as key networks
- Bring projects and buildings into programs
- Spur green competition

# Home energy rating programs: experiences from other cities

- Austin, Texas
- Santa Fe, NM
- Boulder, CO



Also known as “asset rating” programs

Generally target new homes

Austin, Texas  
effective date: 2009

- **Information disclosed:** Single-family homes must be audited prior to sale and audit results disclosed to prospective buyers; audit results valid for 10 years
- Multifamily buildings must be audited and audit results posted within the building. Some deficiencies found in audit will trigger mandatory upgrades
- **Time of disclosure:** SF homes---time of sale---before “option period”; all MF buildings were to be audited by 2011



Santa Fe, NM

Effective date: 2008

- **Information disclosed:** HERS ratings in new single-family homes
- **Time of disclosure:** part of the building permitting process



Boulder, CO

Effective date: 1996; updated in 2007-8

- **Information disclosed:** HERS ratings required for all new construction, energy audit, and/or HERS ratings required for existing properties undergoing renovations and additions
- **Time of Disclosure:** Part of the building permitting process



# Importance of collaboration

- Elevate Energy: numerous local partners, including builders groups, housing authorities and professional associations. Especially critical has been working with the *Community Investment Corporation* for project financing.
- Austin Energy's success due to strong and early collaboration, including representatives from real estate industry, homebuilders associations, HVAC contractors, large commercial property owners, and lending organizations.
- Engagement and buy-in from realtors was critical in Austin--opposed initial ordinance; helped with modified proposal that they could accept.



# Remember: Housing retrofits are not just about saving energy.



Energy-efficient buildings = more comfortable, healthy, and affordable homes.

Building owners save on operations & maintenance, reduce turn-over and vacancy rates, and attract tenants.

Partnerships among utilities, housing organizations, community developers, and governments help to support local workforce development.





# BREAKOUT DISCUSSIONS



- Three questions - 10 minutes each
- Each table has 1 facilitator & 1 scribe
- Please follow the ground rules
- Big themes will be prioritized before break and reported to whole room after break

# Question #1



- What do you see as the biggest rental efficiency needs in our community?

## Question #2



- What are the barriers to meeting our energy efficiency needs?

# Question #3



- What are some solutions to meet these needs?

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BREAK

10 minutes

BIG THEMES:

Table report out



# Next Steps

- Additional feedback solutions can be made here:  
<http://www.allourideas.org/comorentalenergy>
- Draft feedback report will be sent to registrants and available on CoMo.gov
- Final feedback report will be sent to Columbia City Council in early 2017

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THANK YOU!